

**F. No. 11-13/2021- IA III**  
**Government of India**  
**Ministry of Environment, Forest and Climate Change**  
**IA-III Division (CRZ)**

Indira Paryavaran Bhawan  
Jor Bagh Road,  
New Delhi -110003  
Dated: 19<sup>th</sup> May, 2021

To,

**The Managing Director**  
**M/s Andhra Pradesh Tourism Development Corporation Ltd.**  
**55-17-2 to 4,5<sup>th</sup> Floor,**  
**Road No.2, Industrial Estate,**  
**Auto Nagar, Vijayawada-520007**  
**Andhra Pradesh**

**Sub: CRZ clearance for Development of Tourism Project at Rushikonda, Visakhapatnam Andhra Pradesh by Andhra Pradesh Tourism Development Corporation Ltd (APTDC)- regarding.**

Sir,

This has reference to your online proposal No. IA/AP/CRZ/205693/2021 received in this Ministry on the above mentioned project proposal for CRZ Clearance, in accordance with the provisions of the Coastal Regulation Zone (CRZ) Notification, 2011 issued under the Environment (Protection) Act, 1986.

2. The proposal was considered by the Expert Appraisal Committee (EAC) for Infrastructure Development, Coastal Regulation Zone, Building/ Construction and Miscellaneous projects, in its 261<sup>st</sup> EAC held on 07/04/2021. The details of the project as per the documents submitted and presented during the aforesaid meeting are as under

- (i) APTDC has built an impressive infrastructure: hotels, resorts, transport fleet and amenities to promote an array of tourist activity. It is establishing new facilities while upgrading the existing ones, introducing new products and enhancing the quality of services to meet the growing expectations of tourists and the challenges of the future.
- (ii) The proposed project comprises of private luxury villas, beach facing suits, master suits, guest suits, dining spaces, cafeterias, gymnasium, swimming pools, banquet halls, security spaces, front desk and back offices, services areas and kitchens. The remaining area will be used for parking and landscaping and future expansion.
- (iii) The resort has 58 rooms, one conference hall and one bar and restaurant with a total plinth area of about 48000 Sft/ 4439 Sqm:

S. No.	Block Name	Facilities	Ground floor	First floor	Total built-up area
1	Old Block - 34 Rooms	Standard Rooms - 12, AC Deluxe Rooms - 20, Suite Rooms - 2	730.35	730.35	1460.7

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2	Restaurant Block	Restaurant, Open seating, Kitchen and Stores, Ladies and Gents toilets	----	290.79	290.79
3	Conference Hall Block	Conference Hall, Lounge, Lobby, Souvenir Shop, Ladies and Gents Toilets	387.45	538.6	926.05
4	New Block – 24 Rooms	Ac Executive Rooms, AC Luxury Rooms, Presidential Suite, Public Utilities	1002.62	758.63	1761.25
<b>Total Built-up area</b>					<b>4438.72 or 4439</b>

- (iv) The resorts are proposed to be constructed on a land admeasuring 9.88 acres of site area and 07 blocks, with a total built up area of 19967.97 Sq.m and GoAP intends to complete by year 2022.
- (v) The proposed site for Development of Tourism project is located at Latitude 17° 46' 49.72" N and Longitude 83°23'1.10" E.
- (vi) The project site is located around 11.76 km from Visakhapatnam railway station and the nearest town is Visakhapatnam which is located at 12.0 km distance from the site.
- (vii) The google image depicting the distance between the boundary of the proposed Rushikonda Tourism Project and boundary of Kambalakonda Wildlife Sanctuary Eco-Sensitive Zone is 1.93 km. The Ministry of Environment, Forest and Climate Change, Govt. of India *vide* Gazette Notification S.O. 1366(E) Dated 28<sup>th</sup> April, 2017 notified an area of 30.51 Sq.Km. with clear boundaries with coordinates as Kambalakonda Wildlife Sanctuary Eco-Sensitive Zone.
- (viii) The Rushikonda beach was awarded the most coveted "Blue Flag Certification" and is the only beach in the state which was selected by the Govt. of India for development to enable it to vie for the prestigious 'blue flag' certification.
- (ix) The Rushikonda Tourism Project is proposed to be taken up with a project cost of ₹240 Crores in two stages:
- Stage-I: Site preparation & Road connectivity works with a project cost of ₹92.00 Crores.
  - Stage-II: Construction of Buildings with a project cost of ₹148.00 Crores.
- (x) The total land use break-up details as:

Block Name	Plot Size
Total Hill area	61.0 acres
VIJAYANAGARA BLOCK	1.60 acres
KALINGA BLOCK	1.80 acres
CHOLA BLOCK	0.65 acres
PALLAVA BLOCK	0.43 acres
GAJAPATHI BLOCK	0.30 acres
VENGI BLOCK	0.20 acres

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EASTERN GANGA BLOCK	0.20 acres
Blocks area	5.18 acres
Landscape & Hardscape	4.70 acres
Proposed project area	9.88 acres
Future expansion area	51.12 Acres

(xi) The project site area falls under CRZ-II as per the mapping done by IRS, Anna University.

(xii) The Area Statement of proposed building blocks as:

Sl. No.	Block Name	Facilities	Stilt	Ground floor	First floor	Total built-up area (Areas in Sqm.)
1.	Vijayanagar Block	Presidential Suite , Suite Rooms, Banquet Hall	--	3633.98	2194.65	5828.64
2.	Kalinga Block	Banquet Hall, Suite Rooms, Deluxe Suite Rooms, Presidential Suite Rooms	--	2986.48	2766.99	5753.47
3.	Chola Block	Conference Hall	--	1307.70	1482.175	2789.87
4.	Pallava Block	Suite Rooms, Conference Hall	--	1274.69	1081.08	2322.29
5.	Gajapathi Block	Recreational lounge, Business centre	391.58	549.01	494.01	1434.42
6.	Vengi Block	Private suite rooms	--	389.12	--	389.12
7.	Eastern Ganga Block	Restaurant - 225 Pax, Lounge, Kitchen -1 No. Toilets - 4Nos., Parking - 30 Nos.	--	821.30	628.97	1450.27
<b>Total Built-up area</b>						<b>19967.97</b>
						<b>19968 Sq.m</b>

xiii. The buildings are proposed for construction in an extent of 5.18 acres.

xiv. All the structures are proposed beyond the "No Construction Zone" i.e. at a distance more than 200M from HTL.

xv. As per CRZ requirements, all the structures are proposed as Ground + First Floor construction with only 9m total height.

xvi. The Forest Department has identified felling of 139 trees in the proposed project site and as per the APWALTA Act, 2002, double the number of trees removed, i.e.  $2 \times 139 = 278$  trees will be planted in the vacant site and NOC has been obtained from Government of Andhra Pradesh, Forest Department *vide* letter dated 12/03/2021.

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- xvii. Extensive greenbelt and landscaping will be developed within the project site area (4.7 Acres) with native plant species in consultation with AP Forest Department which will enhance the local ambience of the surrounding area.
- xviii. The total water requirement is approx. 221.88 KLD, out of which domestic water (Fresh water) requirement is 160 KLD and flushing water demand is 62.0 KLD.
- xix. The proposed tourism project requires power of 250kVA. Solar power plant of 50kVA, which is 20% of the total power requirement, will be installed, in an area of 600 Sqm adjacent to the existing Solar Power System. The remaining 200kVA will be tapped from the power supply of APEPDCL.
- xx. Solid wastes from proposed project are of 608.9 kg/day which will be disposed off as per Hazardous Waste Management Rules, 2016.
- xxi. The employment potential of the project is 600 persons (500 persons at construction phase and 100 in operation phase).
- xxii. The parking provision follows the guidelines prescribed by NBC/MOEF&CC norms and also VMRDA norms as per Building policy of Andhra Pradesh.
- xxiii. The building permissions in Andhra Pradesh are governed by AP Building Rules, 2017, as stipulated in G.O. Ms. No. 119 Dated, 28/03/2017 of MA&UD Dept.
- xxiv. The Andhra Pradesh Coastal Zone Management Authority (APCZMA) has recommended the proposal for clearance *vide* their letter No. 279/CRZ/CON/2021, dated 23/03/2021.
- xxv. The details of EMP Budget for the project as:

S. No.	Description	Item	Recurring cost in Lakhs (A)	Capital cost in Lakhs (B)
1.	Water pollution	STP @ 300 KLD – 1 No.	24.0	450.0
		RWH – 40 Nos. @ x 30,000/- each	0.5	1.5
2.	Noise Pollution	Acoustic Enclosure	1.0	4.0
3.	Energy Conservation	Solar Water Heating / Common lighting / Photo Voltaic Cell	20.0	200.0
4.	Solid Waste Management	Segregation of Dry waste & wet waste/ OWC	5.0	25.0
5.	Monitoring & Environment Statutory Compliances	Air, Water, stack, noise	2.5	0.0
6.	Landscaping/Greenbelt development	Plantation	10.0	50.0
7.	Occupational Health and Safety	PPE/Health check up	2.0	0.0
		<b>Total</b>	<b>65.0</b>	<b>680.5</b>

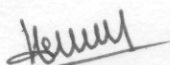
3. Based on the recommendation of the Andhra Pradesh Coastal Zone Management Authority (APCZMA) issued *vide* its letter No. letter No. 279/CRZ/CON/20, dated 23/03/2021, and information submitted as at para no. 2 above and information provided during the presentation before the Expert Appraisal Committee and others, the Ministry of

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Environment, Forest and Climate Change, in acceptance of the recommendation of the Expert Appraisal Committee (CRZ), hereby accords CRZ Clearance to the above project viz 'Development of Tourism Project at Rushikonda, Visakhapatnam Andhra Pradesh by Andhra Pradesh Tourism Development Corporation Ltd(APTDC)', under the provision of CRZ Notification, 2011 and amendments thereto and circulars issued thereon, and subject to compliance of the following specific and general conditions as under:

**PART A – SPECIFIC CONDITIONS:**

- (i) The Forest department has identified felling of 139 trees in the proposed project site and as per the APWALTA Act, 2002, double the number of trees removed, i.e.  $2 \times 139 = 278$  trees will be planted in the vacant site.
- (ii) Extensive greenbelt and landscaping will be developed within the project site area (4.7 Acres) with native plant species in consultation with AP Forest Department which will enhance the local ambience of the surrounding area.
- (iii) Prior Clearance from the Standing Committee of the NBWL shall be obtained, if applicable.
- (iv) All conditions / recommendations stipulated by the Andhra Pradesh Coastal Zone Management Authority (APCZMA) vide their letter No. 279/CRZ/CON/2021, dated 23/03/2021, shall strictly be complied with.
- (v) The project proponent shall ensure that the quality of treated effluent is strictly in conformity of the standards prescribed by CPCB / APPCB for discharge into water bodies / sea etc. and shall ensure that an in-built treated waste water quality checking mechanism in place before commencement of operation of the Hotels, Resort etc.
- (vi) Construction shall be strictly in accordance with the provisions of CRZ Notification, 2011 and as amended from time to time.
- (vii) No permanent labour camp, machinery and material storage shall be allowed in CRZ area.
- (viii) Temporary toilets shall be provided for all construction labour. Suitable toilet fixtures for water conservation shall be provided. Fixtures for showers, toilet flush in grand drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- (ix) Ground water shall not be extracted for operation of the project.
- (x) Top soil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- (xi) Disposal of muck during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.





- (xii) Solid waste shall be managed as per Solid Wastes Management Rules, 2016.
- (xiii) All effluent waste arising from the proposed development will be disposed of as per the norms prescribed by Central / State Pollution Control Board. There shall not be any disposal of untreated effluent into the sea /coastal water bodies. It shall be ensured that the waste water generated is treated in a STP as committed by the project proponent. The treated waste water shall be reused for landscaping, flushing and / or HVAC cooling purposes etc. within the development. The project proponent should also make alternate arrangement for situation arising due to malfunctioning of STP. There shall be regular monitoring of standard parameters of the effluent discharge from STP under intimation to the SPCB.
- (xiv) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.
- (xv) A robust rainwater harvesting system shall be installed in consultation with the concerned authority. In addition, other water conservation measures shall be adopted for which a standard operating system shall be developed in a time bound manner during the development of the project itself.
- (xvi) The treated wastewater shall be recycled and reused to reduce the demand of fresh water.
- (xvii) Ambient noise levels should conform to residential standards both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the ambient noise standards. Diesel power generating sets proposed as source of back-up power should conform to rules notified under the Environment (Protection) Act, 1986 for diesel generator sets.
- (xviii) Energy conservation measures like installation of CFLs/TFLs for the lighting the areas outside the building should be integral part of the project design and should be in place before project commissioning. Used CFLs and TFLs should be properly collected and disposed off / sent for recycling as per the prevailing guidelines / rules of the regulatory authority to avoid mercury contamination. Use of solar panels may be done to the extent possible.
- (xix) Use of glass may be reduced by up-to 40% to reduce the electricity consumption and load on air-conditioning. If necessary, use high quality double glass with special reflective coating in windows.

#### **PART B - GENERAL CONDITIONS:**

- (i) No excavated material during the construction shall be dumped in water bodies or adjacent areas. The site shall be restored to its near original condition after completion of construction.

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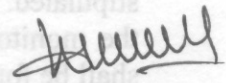
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- (ii) 'Consent to Establish' and /or 'Consent to Operate' shall be obtained from State Pollution Control Board under the provisions of Air (Prevention and Control of Pollution) Act, 1981 and / or the Water (Prevention and Control of Pollution) Act, 1974, as may be applicable.
- (iii) A copy of the clearance letter shall be uploaded on the website of the concerned State Coastal Zone Management Authority/State Pollution Control Board. The Clearance letter shall also be displayed at the Regional Office, District Industries Centre and Collector's Office / Tehsildar's office for 30 days.
- (iv) A six-monthly monitoring report shall need to be submitted by the project proponent to the concerned regional Office of this Ministry regarding the implementation of the stipulated conditions.
- (v) The Ministry of Environment, Forest & Climate Change or any other competent authority may stipulate any additional conditions or modify the existing ones, if necessary in the interest of environment and the same shall be complied with.
- (vi) Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environment (Protection) Act, 1986.
- (vii) The above stipulations would be enforced among others under the provisions of the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991, the EIA Notification, 2006 and the extant CRZ regulations.
- (viii) Full co-operation shall be extended to the officials from the Regional Office of MoEF&CC, during monitoring of implementation of environmental safeguards stipulated. It shall be ensured that documents/data sought pertinent is made available to the monitoring team. A complete set of all the documents submitted to MoEF&CC shall be forwarded to the concerned Regional Office of MoEF&CC.
- (ix) In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Ministry.
- (x) The Ministry reserves the right to add additional safeguard measures subsequently, if considered necessary, and to take action to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner, including revoking of the environment clearance under the provisions of the Environmental (Protection) Act, 1986, for non-compliance.
- (xi) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponent from the respective competent authorities.
- (xii) The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing

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that the project has been accorded CRZ Clearance and copies of clearance letters are available with the State Pollution Control Board (SPCB) and may also be seen on the website of the Ministry of Environment, Forest and Climate Change at <http://www.envfor.nic.in>. The advertisement should be made within Seven days from the date of receipt of the Clearance letter and a copy of the same should be forwarded to the concerned Regional Office of this Ministry.

4. This Clearance is subject to final order of the Hon'ble Supreme Court of India in the matter of Goa Foundation Vs Union of India in Writ Petition (Civil) No.460 of 2004 as may be applicable to this project.
5. Any appeal against this clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
6. A copy of the clearance letter shall be sent by the proponent to concerned Panchayat, Zilla Parisad / Municipal Corporation, Urban Local Body and the Local NGO, if any, from whom suggestions/ representations, if any, were received while processing the proposal.
7. The proponent shall upload the status of compliance of the stipulated conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF&CC, the respective Zonal Office of CPCB and the SPCB.
8. The environmental statement for each financial year ending 31<sup>st</sup> March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of clearance conditions and shall also be sent to the respective Regional Office of the Ministry by e-mail.




**(Dr. H. Kharkwal)**  
**Additional Director /**  
**Scientist 'E' (CRZ)**

*Copy to:*

1. The Principal Secretary, Department of Environment, Forest, Science & Technology, Government of Andhra Pradesh, Secretariat, 4<sup>th</sup> Block, Government Interim Complex, Velagapuddi, Guntur - 522 503, Andhra Pradesh.
2. The Chairman, Andhra Pradesh Coastal Zone Management Authority, Deptt. of Environment, Forest, Science & Technology, Govt. of Andhra Pradesh, Secretariat, 4<sup>th</sup> Block, Government Interim Complex, Velagapuddi Guntur- 522 503, Andhra Pradesh.
3. The Member Secretary, Central Pollution Control Board, Parivesh Bhavan, CBD cum Office Complex, East Arjun Nagar, Delhi - 110032
4. The Member Secretary, Andhra Pradesh Pollution Control Board, Kadiyala Vari St, Moghalrajpuram, Suryaraopeta, Vijayawada - 520002, Andhra Pradesh

5. The Member Secretary, Andhra Pradesh Coastal Zone Management Authority, D.No.33-26-14 D/2, Near Sunrise Hospital, Pushpa Hotel Centre, Chalamavari Street, Kasturibaipet, Vijayawada – 520010, Andhra Pradesh.
6. The Deputy Director General of Forests (C), Ministry of Environment, Forest and Climate Change, Regional Office (SEZ), I and II Floor, Handloom Export Promotion Council, 34, Cathedral Garden Road, Nungambakkam, Chennai – 600034, Tamil Nadu.
7. Guard File / Record File / Notice Board.
8. Monitoring Cell.



**(Dr. H. Kharkwal)**  
**Additional Director /**  
**Scientist 'E' (CRZ)**